

## **Design Review Board**

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### *Minutes*

**March 10, 2015  
Council Chambers – Lower Level  
57 East 1<sup>st</sup> Street  
4:30 PM**

A work session of the Design Review Board was held at the City of Mesa Council Chamber – Lower Level, 57 East 1<sup>st</sup> Street at 4:30 p.m.

**Board Members Present:**

Eric Paul – Chair  
Brian Sandstrom – Vice Chair  
Nicole Posten-Thompson  
Tracy Roedel  
Sean Banda

**Staff Present:**

John Wesley  
Tom Ellsworth  
Lisa Davis  
Wahid Alam  
Kim Steadman  
Kaelee Wilson  
Mike Gildenstern

**Board Members Absent:**

Taylor Candland  
Greg Lambright

**Others Present:**

Brian Johns  
Curtis Miner

Eric Paul, welcomed everyone to the Work Session at 4:36 p.m.

- A. Discuss and Provide Direction Regarding Design Review cases:

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**Item A.1. DR15-010 Kneader's Shoppes at Parkwood (PLN2015-00044)**

**LOCATION/ADDRESS:** 1142 South Signal Butte Road  
**REQUEST:** Review of a proposed drive-thru restaurant.  
**COUNCIL DISTRICT:** 6  
**OWNER:** Weingarten/Investments  
**APPLICANT:** FFG Development  
**ARCHITECT:** Curtis Miner Architecture  
**STAFF PLANNER:** Lisa Davis

**Discussion:**

Staff member, Lisa Davis, presented the case to the Board.

Staff identified the following concerns with the proposed elevations:

1. The main entrance at the west side of the building, although it incorporated elements of the existing center, had proportions that seemed inconsistent with the size and height of the entry feature. Therefore staff suggested that they utilize the proportions from the elevations of the "Firehouse Subs" that is existing within the Shoppes at Parkwood.
2. The stone veneer section of the building on the east elevation that extends above the drive-thru canopy should be widened to meet the width of the drive-thru canopy. This would create the visual appearance that the drive-thru canopy is one continuous piece.

The Board agreed with comments by staff and the applicant agreed to make the changes to the elevations as suggested by staff.

Chairperson Paul:

- Clarified with the applicant that the proposed pergola at the south side of the building at the corner of the site would serve as an extended patio to the restaurant
- Clarified with the applicant that the darker brown color on the color board is the accent color, and that the banding on the building will feature this darker color
- Confirmed with the applicant that any dead or missing landscape materials adjacent to the Southern Avenue and Signal Butte Road would be installed to meet the previously approved landscape plan

Boardmember Sandstrom:

- Asked the applicant if the windows will be the bronze anodized frames or if the windows used at the existing center would be utilized on the Kneaders building. That applicant stated that they would like to remain with the "Almond" color that is consistent with Kneaders corporate colors

Boardmember Posten-Thompson:

- Confirmed with staff member Davis that the project exceeds current parking requirements in the Code for the overall center, and that it also has a cross access and shared parking agreement with other businesses within the commercial center
- Liked the elevations and the color scheme

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**Item A.2. DR15-011 Two Tenant Building at Greenfield Plaza (PLN2015-00046)**

**LOCATION/ADDRESS:** 3215 NEC of University Drive and Greenfield Road  
**REQUEST:** Review of a proposed two tenant building.  
**COUNCIL DISTRICT:** 2  
**OWNER:** LC Properties 1 LLC  
**APPLICANT:** Associated Architects  
**ARCHITECT:** Brian Johns  
**STAFF PLANNER:** Kim Steadman

**Discussion:**

Staff member Kim Steadman presented the case to the Board.

Chairperson Paul:

- Felt that there was sufficient articulation in a relatively small building and he didn't see the need for stucco control joints, but felt that there should be more detailing
- Concerned that the arched entry was too significant of a feature on a small building and it over-shadowed the neighboring buildings
- Concerned that the SES panels along the building's rear exterior would be visible to traffic, and suggested a living wall/screen wall with landscaping
- Liked the lines and proportions

Boardmember Sandstrom:

- Agreed with staff's suggestion to use integral-colored block
- Suggested a pattern concept with stucco control joints
- Liked articulation pieces with awnings, green screens, etc.
- Liked the overall project, but wanted a little extra effort with design features
- Proposed expansion joint articulation, color blocking on front entry, and pop-ups sporting a lighter color
- Proposed CMU columns at entry to be extended upward and bookended to offset the massiveness of the overhang

Boardmember Roedel:

- Felt that the arched entry cover was too massive

Boardmember Banda:

- Liked the multiple faces and planes, liked how the individual suites are defined
- Wanted integral color for block
- Liked sconces and other lighting features
- Liked the massing of the building with the overhang, felt that the feature distinguishes the building from other conventional commercial architecture
- Liked the 14' sidewalk to accommodate outdoor dining

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**Item A.3. DR15-013 Corner Store (PLN2015-00049)**

**LOCATION/ADDRESS:** SEC of Dobson Road and Mesa Riverview Drive (1.18± acres)  
**REQUEST:** Review of a proposed corner store with fuel canopy and carwash.  
**COUNCIL DISTRICT:** 1  
**OWNER:** TDUBSREIRA LLC  
**APPLICANT:** PM Design Group  
**ARCHITECT:** Victor Olson  
**STAFF PLANNER:** Wahid Alam

**Discussion:**

Case DR15-013 was Continued to the April 14, 2015 Work Session

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- B. Call to Order:  
Chairperson Paul called the meeting to order at 5:11 p.m.
- C. Approval of the minutes of the March 10, 2015 meeting:  
On a motion by Boardmember Banda, seconded by Boardmember Roedel, the Board unanimously approved the February 10th, 2015 minutes. Vote-(approved 5-0) (Absent: Boardmembers Candland and Lambright)
- D. Discuss and take action on the following Design Review cases:

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**Item D.1. DR14-039 Salad and Go (PLN2014-00587)**

**LOCATION/ADDRESS:** 245 South Power Road (Less than 1 acre)  
**REQUEST:** Review of the proposed drive-thru restaurant with outdoor seating.  
Determine if the multiple colored bands proposed on the building  
provide commercial identification which constitute a sign or serve as  
architectural embellishment to the building.  
**COUNCIL DISTRICT:** 5  
**OWNER:** Tony Christofelis, And Go Concepts  
**APPLICANT:** SRA 360  
**ARCHITECT:** Sake H. Reindersma  
**STAFF PLANNER:** Kaelee Wilson

**Discussion:**

Case DR14-039 was removed from the agenda. The building was redesigned to eliminate the multiple colored bands eliminating the need for this request.

**Item D.2. DR15-012 Dairy Queen (PLN2015-00048)**

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**LOCATION/ADDRESS:** 316 South Power Road  
**REQUEST:** Review of the LED lighting band on a proposed restaurant renovation.  
**COUNCIL DISTRICT:** 2  
**OWNER:** Harbage Wilson LLC  
**APPLICANT:** Associated Architects  
**ARCHITECT:** Brian Johns  
**STAFF PLANNER:** Kaelee Wilson

**SUMMARY:** Staff member Kaelee Wilson presented the case to the Board.

Vice Chair Sandstrom:

- Suggested filling in the arch on the south side, to reduce kitsch of architecture
- Suggested adding scuppers on the sides
- Suggested carrying the wrapping design around to the back (west) of the building

Boardmember Banda:

- Concerned that since the architect didn't run banding around the entire building, it looks incomplete, especially because it appears dichotomous from the parking lot
- Felt that LED lighting does not complement the rest of the design
- Questioned the use of canopies/overhangs because of depth already present
- Confirmed that monument sign would remain as is

Chairperson Paul:

- Proposed that the southern elevation maintains the archway
- Suggested flushing element, vertical stuff would be tied together

Boardmember Roedel:

- Agreed that half-wrap looks unfinished
- East elevation looks great, southern elevation needs improvement
- Suggested matching the southern elevation arched entry to the east elevation

**MOTION:** It was moved by Boardmember Banda and seconded by Boardmember Roedel that DR15-012 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan and exterior elevations submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.

**VOTE:** (5-0)

E. Other Business

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None.

F. Adjournment

The Work Session concluded at 5:45 p.m.

Respectfully submitted,

Mike Gildenstern  
Planning Assistant

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